

CIP BUDGET Expense Detail

DATE OF COUNCIL CONSIDERATION:
CONTACT DEPARTMENT(S):

6/20/13
Parks and Recreation Department

SUBJECT: Authorize funding for PARD Aquatic Complex Improvements Design-Build Agreement, specifically West Enfield Pool Complex construction phase services, with Design-Builder CHASCO CONSTRUCTORS, LTD., L.L.P., in the amount of \$2,526,593 plus \$379,007 owner contingency for a total amount not to exceed \$2,905,600, and authorize negotiation and execution of a guaranteed maximum price for West Enfield Pool Complex.

CURRENT YEAR IMPACT:

Project Name:	West Enfield Pool Shell and Bathhouse
Project Authorization:	2012-2013 Capital Budget
Funding Source:	2012 G.O. Bond
Fund/Dept/Unit:	8114-8607-A076

Current Budget	3,000,000
Unencumbered Balance	3,000,000
This Action	<u>(2,905,600)</u>
Estimated Available	94,400

ANALYSIS / ADDITIONAL INFORMATION: The Austin Parks and Recreation Department (PAR) Aquatic Facilities Improvements Design-Build Project consists of design and construction improvements to Deep Eddy Municipal Pool, Bartholomew Municipal Pool, and West Enfield Neighborhood pool complexes, including bathhouses. The proposed improvements were initiated as are part of the 2006 Bond Program authorized by Austin voters on November 7, 2006. Deep Eddy Municipal Pool is substantially complete and Bartholomew Municipal Pool is currently under construction.

The third complex, West Enfield Neighborhood Pool, is located at 2000 Enfield Road. Built in 1934, this 145,000 gallon pool is considered a small neighborhood pool. It is used by swim teams, for lap swimming, swim lessons and recreational swimming. It is a one-story complex consisting of a pool, restroom facility, a storage area, and pump facility. The system is in poor condition but is currently functioning as intended. The pool is a poured-in-place concrete structure with lap lanes, gutter system, and a concrete pool deck. The existing mechanical system is a re-circulating pump system, which consists of a motor, pump, filters and valves. The entire existing pool shell, equipment facilities, and bathhouses will require demolition and replacement with consideration to all City of Austin's current codes and regulations. The new facility design has sought community involvement in its design while considering the extremely high traffic and with a sustainable life-cycle of fifty (50) years.

The Design-Builder is currently preparing its guaranteed maximum price proposal for the West Enfield Pool Complex.

With Council's approval of \$2,526,593, the City will be able to expeditiously negotiate and execute construction phase services with construction expected to start in early September 2013 and completion expected in time for the 2014 swimming season.

This RCA also includes an additional 15% Owner contingency of \$379,007 which will be used for any possible changes in scope once construction commences, e.g. change conditions, etc.